

HUNTERS®

HERE TO GET *you* THERE



Boney Hay Road

Burntwood, WS7 9AL

Asking Price £240,000



Council Tax: B



- SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINER
- KITCHEN
- SEALED UNIT DOUBLE GLAZING
- GARAGE (currently converted to a utility with W.C. & storage room)
- THREE BEDROOMS
- CONSERVATORY
- BATHROOM & SEPARATE W.C.
- GAS RADIATOR CENTRAL HEATING
- BRICK PAVED DRIVE & ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this spacious semi detached house which is available with No Upward Chain. The property which is situated in a popular location within close proximity to local amenities, schools, and parks and has the benefit of gas radiator central heating and sealed unit double glazing to all external windows. The accommodation in brief comprise: porch, entrance hall, lounge/diner, conservatory, kitchen, landing, three bedrooms, bathroom, separate w.c., garage, which is currently converted to a utility with w.c. and storage room. Outside to the front, is a brick paved drive providing parking for several cars and enclosed garden to the rear.

PORCH

having a sealed unit double glazed front entrance door with adjoining front window.

HALL

having a glazed entrance door with adjoining window, sealed unit double glazed front window, double panel radiator, telephone point, storage cupboard with hanging rail and shelving and stairs to the first floor.

LOUNGE

21'11" x 11'6" (6.68m x 3.51m)

having a front window, Inglenook fireplace with space for an electric fire, radiator, TV point and sealed unit double glazed rear patio window with sliding door to the:-

CONSERVATORY

9'1" x 8'3" (2.77m x 2.51m)

with sealed unit double glazed windows to sides and rear, sealed unit double glazed French Doors, TV aerial point, light & power points.

KITCHEN

11'8" x 10'11" (3.56m x 3.33m)

fitted with a range of matching base, drawer and wall mounted units, round edge work surface incorporating a 1 1/2 stainless steel sink top with

mixer tap, space for a gas or electric cooker with cooker hood above, space and plumbing for an automatic washing machine, ceramic tiled splashbacks, part wood panel walls, radiator, wall mounted Potterton Titanium gas boiler, multi paned side door, & sealed unit double glazed rear window.

GARAGE

Currently converted to:

UTILITY: 10'10" max x 8'0" (3.30m max x 2.44m)

having fitted base units with work surface above, hand basin, space for a fridge or freezer, double panel radiator multi paned side door, door to the ground floor cloakroom, and door & windows to the store room.

W.C.:

fitted with a low flush W.C., radiator and light point.

STORE: 9'0" x 7'9" (2.74m x 2.36m)

with light & power points.

LANDING

having the airing cupboard containing the hot & cold water tanks and shelf, ceiling hatch to the roof space.

BEDROOM 1

14'6" x 9'2" (4.42m x 2.79m)

having a sealed unit double glazed rear window, radiator and built-in wardrobe with hanging rail & shelf

BEDROOM 2

11'6" x 10'0" (3.51m x 3.05m)

having a sealed unit double glazed front window, built-in wardrobe with hanging rail and shelf, radiator and beamed ceiling.

BEDROOM 3

9'2" x 8'0" (2.79m x 2.44m)

with a sealed unit double glazed rear window, radiator and wall shelving.

BATHROOM

fitted with a bath with wooden side panel and Triton Madrid shower above, pedestal hand basin, ceramic tiled splashbacks, wood panelling to 2 walls, radiator, sealed unit double glazed side window and door giving access to eves storage with light point.

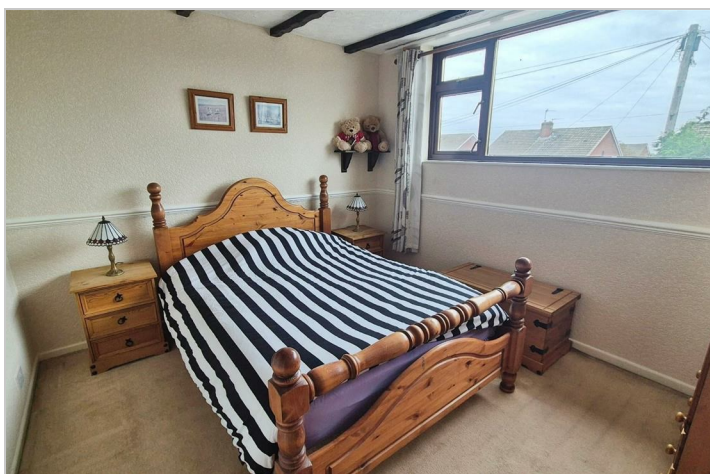
SEPARATE W.C.

with a low flush W.C., and sealed unit double glazed side window.

OUTSIDE

to the front of the property is a brick paved drive with flower & shrub border alongside. A gate gives access to the side of the property an in turn leads to

the rear garden which has a paved patio area, cold water tap & light point, steps & path lead past flower bed, greenhouse, lawn & vegetable plot



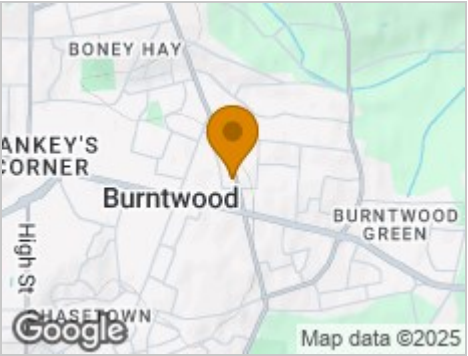
Road Map



Hybrid Map



Terrain Map



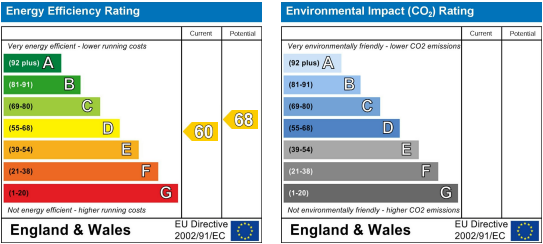
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.